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RECORDED COMMUNITY INPUT MEETING

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IN RE: SCHUCKS CORNER COMMERCIAL

10

TUESDAY, OCTOBER 6, 2015

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Transcribed by: Bonnie Panek

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P R O C E E D I N G S

MR. CAMPBELL: Good evening. My name is
Dudley Campbell. Along with me tonight is my partner
Mitch Ensor and our administrator Naomi Wright. We are
Bay State Land Services who are the civil engineers.

UNIDENTIFIED MALE SPEAKER: Hi, (inaudible).

UNIDENTIFIED FEMALE SPEAKER: Hey.

MR. CAMPBELL: How are you, sir?

UNIDENTIFIED MALE SPEAKER: Great, great.

MR. CAMPBELL: I haven't seen you in a long
time. It's good to see you. Let me begin again,
please. My name again is Dudley Campbell. Along with
me is my partner Mitch Ensor and my administrator Naomi
Wright. We are from the engineering firm of Bay State
Land Services, and we're the design engineer for this
particular project.

What we're doing tonight is as part of the
county approval process for any type of new project in
Harford County we have to have what they call a CIM,
and that's the initials for a community input meeting
which is why you're here tonight. So what we're going
to do is go over -- lay some of the groundwork --

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1 UNIDENTIFIED FEMALE SPEAKER: Hi.

2 UNIDENTIFIED MALE SPEAKER: Hi. Pull up.

3 UNIDENTIFIED MALE SPEAKER: (Inaudible).

4 MR. CAMPBELL: What we're going to do is
5 just go over some of the groundwork.

6 UNIDENTIFIED MALE SPEAKER: You got another
7 chair somewhere?

8 UNIDENTIFIED MALE SPEAKER: (Inaudible).

9 MR. CAMPBELL: That's all right. I'm glad
10 to see there's this many people here. Normally we
11 don't have that many people out for something like
12 this.

13 UNIDENTIFIED MALE SPEAKER: Is this
14 (inaudible)?

15 UNIDENTIFIED FEMALE SPEAKER: Uh-huh.
16 (Inaudible) table.

17 UNIDENTIFIED MALE SPEAKER: (Inaudible).

18 MR. CAMPBELL: I'm paranoid. Now every time
19 I see somebody come in I'll go oop. I'll probably
20 start one more time.

21 Good evening. First of all, thank you for
22 taking your valuable time to come out tonight to the

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1 Community Input Meeting for this project, which is
2 called Schucks Corner, LLC, as Harford County requires
3 all new projects to have a community input meeting
4 which allows you, the community, to come and look at
5 the project and answer any kind of questions you might
6 have regarding the design.

7 Tonight as a requirement of Harford County
8 Government I am recording the -- all conversations that
9 we have in the room, and then it will be given to a
10 stenographer, a court stenographer to put into a
11 transcript and given to Harford County. So if you have
12 any comments what we're going to do is like to give a
13 brief introduction of the project, and then afterwards
14 we'll open it up to any type of questions you might
15 have regarding the project or the site.

16 And at that time when you do please give me
17 your name and address so that Harford County Government
18 can follow up later with you as we go through this
19 development process. With that, I'll -- also with us
20 tonight is Mr. Mike Lozinak who is the owner and
21 developer of the project, Schucks Road, LLC, and with
22 that I'm going to turn it over to my partner, Mitch

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1 Ensor, to go run through a brief overview of the
2 project.

3 MR. ENSOR: Thank you. All right. So to
4 orient the project to where we are now, if you left the
5 project site or the site where we are now, took a right
6 and just past where -- or almost directly across from
7 Harford Community College, the campus liquor store,
8 we're just on this side of the Campus Liquors, on the
9 same side of the street.

10 The parcel is a nine acre plus or minus
11 project piece of land. It's zoned B-2. All of the
12 uses proposed are acceptable uses in the B-2 zone.
13 There are no variances requested or desired. We do fit
14 all the parking necessary for the project site. It
15 requires 203 parking spaces. We're providing 208, I
16 believe, so just over the minimum.

17 The site will access off of Maryland Route
18 22. The actual design of the access will be negotiated
19 with SHA as we get further into the actual needs of the
20 project site and traffic counts. It will also have
21 access out to Schucks Road via a -- what we call a
22 spike strip of land that is owned by the parcel that

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1 comes out to Schucks Road, so it will have dual access
2 to the site.

3 As part of our requirements before we can
4 even submit to the county, and I'll go over all of the
5 submittals that we need in a moment, we have obtained
6 approval of our Forest Stand Delineation and Forest
7 Conservation Plan for the site. If you have been by
8 the site there -- it's an old farm field, so therefore
9 there is no forest on it. As a part of our approval
10 process we do have to plant about 1.3 acres worth of
11 trees. That would be planted down in the lower portion
12 of the property.

13 The site's going to be served with a private
14 well and the site will be served by private septic.
15 The uses are retail service uses. In the front there's
16 two buildings in the front that book into the main
17 access drive and a shoppers merchandise in the back,
18 there's about a 25,000 square foot shoppers merchandise
19 building in the back.

20 Submittals that we would have to make. We
21 will have to submit after this meeting a Development
22 Advisory Committee plan very similar to what you see

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1 here in front of you today. We'll have to submit a
2 landscape plan, a lighting plan, a stormwater
3 management plan, and a traffic impact study. All of
4 those get reviewed after our submittal.

5 A month after our submittal we will then
6 have a Development Advisory Committee meeting at
7 Harford County, and it will be advertised and also
8 posted at the site so everybody will know when that is
9 going to occur. The approval process after that, after
10 we have our meeting probably takes a month, maybe a
11 little more to get that approval.

12 And then only upon obtaining that approval
13 can we move on to construction plans and progressing
14 towards getting to a full set of construction documents
15 for the project. So that outlines the site. If you
16 have any questions or need any additional information
17 -- Dudley.

18 MR. CAMPBELL: Yeah. Why we are here today
19 is -- the great thing about what I'll say about this is
20 obviously many of you know Mike. He's a Churchville
21 resident on Glenville Road, it's his family who is
22 doing this, and what really instituted this was that we

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1 have no type of agreements with any type of real estate
2 broker for specific uses.

3 So we're not trying to avoid that question
4 because that's the question you normally have at the
5 CIM, is seeing what kind of businesses would be there,
6 but right now we have -- we haven't even gone anywhere
7 to do any type of leasing of the neighbor. What has
8 instituted that as -- I don't know how much you have
9 learned, but SHA is getting ready to do a major
10 widening to Maryland Route 22 in this area.

11 And part of the conditions of SHA prior to
12 them widening it, as we all know whenever they widen
13 anything they always -- SHA, it always seems like a
14 project comes along later and then we have to revise
15 those improvements that they're going to make. So what
16 Michael and myself and what we got together was
17 thinking was let's go to SHA early on, very early on in
18 the process and tell them what we're doing so that we
19 can sit there and try to design a project that's
20 harmonious with their future design.

21 So the state has come in from the properties
22 going up through here all the way up to Schucks Road.

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1 They all have been notified that there will be an SHA
2 take from their land. So what an SHA take means is
3 that we're taking land from you to widen 22, that
4 intersection which is part of -- to alleviate a lot of
5 the traffic congestion at Schucks Road and 22.

6 So as opposed to what Mike wanted to do was
7 obviously be a good neighbor, more importantly look at
8 his project, so that's why we're introducing it at this
9 time. So don't feel as though that we're trying to
10 avoid your questions. It's just that there's been
11 nothing leasing, there's no future plans to do any type
12 of construction.

13 I will tell you this, that once we do get
14 DAC approval it's good for two years, and then it's
15 good for one more year if he chooses to renew it. So
16 your approvals are -- your -- if he does receive
17 approval for this it's good for two with a one-year
18 renewal, so when we receive approval for this he has
19 three years.

20 If we do not -- haven't begun construction
21 in those three years, which right now as we all know
22 what the economy is doing, then we have to rebegin and

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1 start this process all over again, so hence that's why
2 we're all here tonight. We're here because really SHA
3 proposed improvements on 22. Does anybody have any
4 other questions? Michael, would you like to --

5 MR. LOZINAK: You hit it right on the head.

6 MR. CAMPBELL: Okay. Yes, sir.

7 MR. KEARBY: Scott Kearby, Whitefield Road
8 in Churchville. The only question I had was regarding
9 -- there's another access out to Schucks Road that runs
10 behind the liquor store. Was there any thought of
11 maybe entering into some kind of agreement with them to
12 use the same access? It looks like it comes right
13 toward the side of your parking lot. You could avoid a
14 lot more impervious there.

15 MR. CAMPBELL: We have talked to -- we have
16 been in touch with the neighboring property owner which
17 is the Conits, Mr. Nick Conits as you know. It's an
18 LLC. Mike has been talking to him. I've been part of
19 that process, too, trying to share some type of
20 entrance because as you say here's the building and the
21 entrance goes right through here.

22 It makes more sense to do that rather than

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1 doing anything with Harford County, but we're so early
2 on in the process we haven't taken it. So none of the
3 government agency, reviewing agents, specifically
4 Harford County, DPW and Maryland State Highway, has
5 seen this yet, so --

6 MR. KEARBY: But wouldn't that be a prior
7 arrangement between the two private property owners?

8 MR. CAMPBELL: It would be, but what happens
9 is we need to have motivation for the adjoiner to say
10 here's a covenant portion of this agreement. We can't
11 force him into that agreement.

12 MR. KEARBY: Right. No.

13 MR. CAMPBELL: Right. So what we do is many
14 times in my business that the county will say well, we
15 want you to do, the two of you sit down and work it
16 out, so that's what the motivation normally is for that
17 type of scenario, that type of agreement.

18 MR. KEARBY: Okay.

19 MR. CAMPBELL: Yeah.

20 MR. KEARBY: There could be some other ones,
21 like maybe you take some of the money you save from the
22 paving and offer that as an incentive, and that

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1 driveway is always beat up. Maybe there's some joint
2 maintenance, so there's some pluses to them to have
3 that, you know, to the offer.

4 MR. CAMPBELL: It is pluses all the way
5 around because what you want is a homogeneous site.

6 MR. KEARBY: Right.

7 MR. CAMPBELL: You want something that looks
8 good, the architecture flows through. We don't want
9 these what I call domino-type design where you -- here
10 and here and here, and as you know the Campus Liquors
11 and the Richards, which was a former BP or former gas
12 station, they all need to have retrofits to make that
13 corner look more appropriate. Michael's family,
14 obviously Mike owns the McDonald's on the corner --

15 MR. KEARBY: Right.

16 MR. CAMPBELL: -- and you see how well he
17 takes care of that, and that's what our desire is, but
18 there again it's so early in the stage now that that's
19 what Mike has been looking at doing.

20 MR. KEARBY: And the only other comment I
21 would make is up in the top it talks about the natural
22 resources and the wetlands, and then down in the noted

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1 part, I don't know if that was boilerplate or how that
2 got on there but it says there's no natural resources,
3 there's no wetlands on it, so there's a little bit of
4 inconsistency there.

5 MR. CAMPBELL: As a boilerplate that's a
6 mistake --

7 MR. KEARBY: Okay.

8 MR. CAMPBELL: -- we made. There are NRD.
9 It has been delineated and accepted by both the county
10 and the state.

11 MR. KEARBY: Right. Okay.

12 MR. SAYRE: Larson Sayre. Where is the
13 school property, the county property line?

14 MR. CAMPBELL: Right about here, Mr. Sayre.

15 MR. SAYRE: Now, does that follow your
16 project going out to Schucks Road, or is there a strip
17 in there that's --

18 MR. CAMPBELL: Mike, do you want to answer
19 that?

20 MR. LOZINAK: Yes, it's all one parcel from
21 the access road.

22 MR. CAMPBELL: From here down is all --

1 MR. LOZINAK: It's all Harford County.

2 MR. SAYRE: Everything there is bordering
3 the Harford County?

4 MR. LOZINAK: Right, correct.

5 MR. CAMPBELL: And so you know that this
6 line, this property line is the edge of the B-2 zoning,
7 so you know -- when I say B-2 you're saying well,
8 what's B-2. There are three classifications of
9 business zoning in Harford County. The higher the
10 number after the letter B for business, the more
11 intense it can be.

12 There's B-1, B-2, B-3, but B-1 is the most
13 least intense of B-3, so we're in the middle ground
14 here. The nice thing about B-2 in this site, which
15 maybe Mike might not think so nice, but I think it does
16 help the community, is that there's no outside storage
17 on B-2, so it's not like he could have a used car lot
18 here.

19 If he was to have a -- he could have a
20 garage here, but the garage would have to store all the
21 cars inside at night, so there is no outside storage
22 here.

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1 MR. CLAYPOOLE: Lou Claypoole with the
2 college. A couple of things, you mentioned a well.
3 There's proposed one new well?

4 MR. CAMPBELL: That's correct.

5 MR. CLAYPOOLE: And there's an existing well

6 --

7 MR. CAMPBELL: That's correct.

8 MR. CLAYPOOLE: -- already there?

9 MR. CAMPBELL: Uh-huh.

10 MR. CLAYPOOLE: What's the --

11 MR. ENSOR: The existing well is on a
12 neighboring property.

13 MR. CLAYPOOLE: Right, right. So what are
14 your issues you see going forward with installing the
15 well on such a small parcel of land?

16 MR. CAMPBELL: Actually, this is a fairly
17 large parcel for a well. I see no issues whatsoever.

18 MR. CLAYPOOLE: Nothing with a well within
19 so many feet of impervious surfaces?

20 MR. ENSOR: No.

21 MR. CLAYPOOLE: We just put a new well in a
22 hundred feet -- we had to install it a hundred feet

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1 from any impervious surface.

2 MR. ENSOR: That's a new one on me and I've
3 only been doing this for 40 years. Traditionally
4 there's only 30 feet away from a business.

5 MR. CLAYPOOLE: We just put it in not even a
6 year ago. So you guys haven't checked on that with the
7 county or state?

8 MR. CAMPBELL: Well, no, this plan goes to
9 the health department, so it would be approved but --

10 MR. CLAYPOOLE: So that's a hundred feet
11 minimum.

12 MR. CAMPBELL: It's a hundred foot radius
13 from your septic system or -- and it's 30 feet away
14 from any building.

15 MR. CLAYPOOLE: Okay. We were told
16 impervious.

17 MR. CAMPBELL: Is the impervious near the
18 stormwater management area?

19 MR. CLAYPOOLE: No.

20 MR. CAMPBELL: Okay. I have no idea. I
21 can't speak for your conditions.

22 MR. CLAYPOOLE: Well, no, I was just raising

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1 it as a possible concern for you going forward. As the
2 owner you might look for it. And you mentioned the
3 parking spots. You're seeing 208. So a traffic study
4 was done or was not done?

5 MR. CAMPBELL: A traffic study has been
6 completed and forwarded to SHA, so they have a traffic
7 study in their hands they've done. That was done by
8 Traffic Concept approximately what, three or four
9 months ago, Mike?

10 MR. LOZINAK: Uh-huh.

11 MR. CAMPBELL: And why we did it, we did it
12 earlier than what we needed to for the simple fact SHA
13 -- we wanted to get it in the hands of SHA prior to
14 them starting any improvements on 22. Now, to give you
15 some information to the community, we -- Mitch and
16 myself was at an SHA meeting in District 4, which is
17 what this is in, on Thursday and they are scheduled to
18 start construction on this project.

19 MR. ENSOR: In May.

20 MR. CAMPBELL: In May.

21 MR. ENSOR: Of 2016.

22 MR. CAMPBELL: May of 2016.

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1 MR. CLAYPOOLE: With widening?

2 MR. ENSOR: Or to put it out to bid.

3 MR. CAMPBELL: To put it out to bid, and
4 then from there --

5 MR. CLAYPOOLE: Widening on the south side?

6 MR. CAMPBELL: Uh-huh.

7 UNIDENTIFIED MALE SPEAKER: How far --

8 UNIDENTIFIED MALE SPEAKER: It could be a
9 long time.

10 MR. CAMPBELL: Pardon me?

11 UNIDENTIFIED MALE SPEAKER: How far does
12 that widening go?

13 MR. CAMPBELL: It runs all the way down --
14 it runs all the way down to what I'm going to refer to
15 the former Mr. Landen site there where -- right this
16 side of JD's and the old Bitners.

17 UNIDENTIFIED MALE SPEAKER: Uh-huh.

18 MR. CAMPBELL: So they have taken -- that's
19 why I'm saying, part of this -- what promulgated this
20 whole thing was the state take, and as you know the
21 state doesn't have to request to take. So the one
22 thing on that date, it goes out to contract in May of

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1 2016, but then they have a lot of pole relocations to
2 go and that takes a long, long time, so --

3 MR. CLAYPOOLE: We're going through it right
4 now.

5 MR. CAMPBELL: So you know what it is.

6 MR. CLAYPOOLE: We start soon. How many
7 vehicle visits do you propose, do you estimate?

8 MR. CAMPBELL: That's in the traffic study.

9 MR. CLAYPOOLE: So you don't know what it
10 is?

11 MR. CAMPBELL: Well, I don't have the
12 traffic study with me tonight.

13 MR. CLAYPOOLE: Oh, okay.

14 MR. CAMPBELL: That is being reviewed, so --

15 MR. ENSOR: I did look at it.

16 MR. CAMPBELL: Okay. There you go.

17 MR. ENSOR: It is between 250 and 300.

18 MR. CAMPBELL: There you go. Now, that -- I
19 would caution you that hasn't been accepted by the
20 state.

21 MR. ENSOR: Right.

22 MR. CLAYPOOLE: In and out --

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1 MR. CAMPBELL: Yes, sir.

2 MR. CLAYPOOLE: -- or that's vehicles, daily
3 trips?

4 MR. ENSOR: It's total trips. So if a car
5 pulls in, say you go to visit a store there and then
6 you leave, that's two trips.

7 MR. CLAYPOOLE: Two, yeah.

8 MR. SAYRE: Has it perked?

9 MR. CAMPBELL: Yes, sir.

10 MR. SAYRE: For this size would it handle
11 restaurants or anything --

12 MR. CAMPBELL: I doubt if it would handle --

13 MR. SAYRE: -- high water users?

14 MR. CAMPBELL: I would not -- I'd be
15 surprised if we could get a high water usage there such
16 as a restaurant.

17 MR. SAYRE: I gather Bull on the Beach, Wawa
18 and Arena are on a joint and have their problems.

19 MR. CAMPBELL: Yes. They're my clients so I
20 know, yes, so correct.

21 MR. SAYRE: Soil types are the same?

22 MR. CAMPBELL: Yeah. So yeah, the soil

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1 types are the same, and as you know in this area it all
2 -- we look at it -- they don't look at each individual
3 use. When I say they, the Maryland Department of the
4 Environment and the Harford County Health System, looks
5 at the system as a whole.

6 So what we do is we have to add all the
7 businesses that are out there, and then we come up with
8 a GPD, which is gallons per day, and then that gallons
9 per day can't exceed the limit of whatever the health
10 department sets for that well, but the intent was
11 obviously -- there was no intent -- Mike, tell me,
12 there was no intent for any type of restaurants or
13 (inaudible) or any type of other usage?

14 MR. LOZINAK: Absolutely, no intent for a
15 restaurant.

16 MR. SAYRE: Okay.

17 MR. LOZINAK: That's a high water usage
18 there. I would have trouble.

19 MR. CAMPBELL: You mean you wouldn't look at
20 Chick-fil-A there?

21 (Laughter.)

22 MR. CAMPBELL: I'm sorry.

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1 MR. LOZINAK: I thought maybe Hardee's would
2 want to go there.

3 MR. CAMPBELL: Good one.

4 (Laughter.)

5 MR. SAYRE: So you don't have a purpose for
6 the spaces as of right now?

7 MR. LOZINAK: I may put my office in one of
8 the spots.

9 MR. VAN HOUTEN: I'm Darin Van Houten with
10 Van Houten Gardens, one of the neighboring property
11 there. Is there any interest or any -- from any
12 possible tenants as of yet?

13 MR. CAMPBELL: Michael, do you want to
14 answer him?

15 MR. LOZINAK: I'm sorry. Is there --

16 MR. VAN HOUTEN: Are there -- is there any
17 interest yet from any possible tenants with regards to
18 what might go in there?

19 MR. LOZINAK: No, we haven't even gone that
20 close to it.

21 MR. VAN HOUTEN: What prompted you to -- I
22 mean, what prompted you to feel there was a need for

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1 this much retail in that spot?

2 MR. CAMPBELL: You want me to answer that?

3 MR. LOZINAK: Yeah.

4 MR. CAMPBELL: Well, essentially -- I don't
5 know. What essentially prompted the whole thing was
6 the widening of Maryland Route 22 and Churchville Road.
7 As you know, your landlord, Mr. Conits, and both Mike
8 have the takes, the state has taken land away from them
9 in the frontage.

10 MR. VAN HOUTEN: Right.

11 MR. CAMPBELL: So what prompted us on this
12 is that we wanted to show a very intensive use, get it
13 out there. Now, it might be one building, we didn't
14 know, but what I did was I loaded this thing up for
15 bear, meaning I made it as intensive a use as I can so
16 that state highway could look at what the potential
17 was, not -- I didn't want to give them a false vision
18 of the site with one building on it. I don't think
19 it's fair to the community and I don't think it's fair
20 to the government, so what we did was intensified it,
21 so that's why.

22 MR. VAN HOUTEN: And as far as the traffic

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1 impact, that number of visits you mentioned, how does
2 that compare with the property to the east?

3 MR. CAMPBELL: I don't know.

4 MR. VAN HOUTEN: Because that's a mess
5 coming in and out of that trafficwise, and I almost
6 wonder if there isn't a light needed there or down the
7 road.

8 MR. CAMPBELL: Here again it's something
9 that would just make sense for us. So many times you
10 see collector roads going behind businesses.

11 MR. VAN HOUTEN: Right, right.

12 MR. CAMPBELL: And that's what we -- we're
13 open to any idea to make that better, and like I said,
14 Mike lives here and he wants to do a nice project
15 whenever it comes to fruition, and here again we're not
16 dodging your questions.

17 MR. SAYRE: In the widening will they put an
18 island in 22 that would limit where you can have left
19 turns off the westbound lane?

20 MR. ENSOR: They have not, no island,
21 because I've always said that suicide lane there is
22 just an accident waiting to happen.

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1 UNIDENTIFIED FEMALE SPEAKER: Uh-huh.

2 MR. SAYRE: Well, I --

3 MR. ENSOR: And it needs to be channelized
4 and there does need to be an island there, so --

5 MR. CAMPBELL: They are -- you know, they've
6 already started clearing -- you can see where the
7 clearing is across from Prospect Mill Road and 22, that
8 intersection, that's a clearing where they're pushing
9 that intersection further to that side.

10 So the clearing, they did do the clearing --
11 when I say they, meaning the state highway -- but here
12 again the bid hasn't been awarded, the contract hasn't
13 been (inaudible), so --

14 MR. SAYRE: So they're cutting into your
15 property at McDonald's?

16 MR. LOZINAK: Uh-huh.

17 MR. SAYRE: How many feet, did they say?

18 MR. LOZINAK: About 15.

19 MR. SAYRE: Is the county doing anything
20 with Schucks Road at the same time?

21 MR. ENSOR: The state is going back with
22 widening approximately -- they're putting in a right

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1 hand, a dedicated through lane and a left-hand turn
2 lane also, and the state's going back. They're going
3 back about 200 feet.

4 MR. SAYRE: But they're not going to go down
5 and pick up the widening from the parks and rec
6 project?

7 MR. ENSOR: No, but they should.

8 MR. CLAYPOOLE: You said the state's doing
9 what where?

10 MR. ENSOR: The state's doing improvements
11 behind Schucks Road for a little bit.

12 UNIDENTIFIED MALE SPEAKER: Will it come
13 back as far as your entrance?

14 MR. ENSOR: No.

15 MR. CLAYPOOLE: How are they doing that? Is
16 there room?

17 MR. CAMPBELL: Yeah, there's a right of way
18 there. It doesn't take a whole heck of a lot of right
19 of way.

20 MR. CLAYPOOLE: We just did that a year ago,
21 the college did.

22 MR. SAYRE: Yeah, they did. How many feet

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1 was that, a hundred?

2 MR. CAMPBELL: I don't know. I mean, what
3 -- as you know, most of the take has been from private
4 land owners. They haven't taken hardly any -- I don't
5 think you have -- you're not impacted by any takes from
6 them, by the way, are you? How much are they taking
7 from the college total acreage or square footage?

8 MR. CLAYPOOLE: I'm not sure.

9 MR. CAMPBELL: I don't think it's much.

10 MR. CLAYPOOLE: It's not much.

11 MR. CAMPBELL: Because it's almost -- I
12 think that one corner they're putting a right-hand turn
13 lane in, so they might be taking 5,000, does that sound
14 right, about 4500? I'm guessing.

15 MR. CLAYPOOLE: I think it's 300 feet by
16 lane and a bicycle path.

17 MR. CAMPBELL: All right. Here again that's
18 -- the bicycle paths are what SHA wants now, and I see
19 it all the time, people riding bikes up 155, and being
20 an old county resident I'm thinking to myself lots of
21 luck.

22 MR. CLAYPOOLE: So your traffic impact

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1 study, you're not having any estimates on what you feel
2 this is going to impact?

3 MR. CAMPBELL: No, that's completely given
4 up. We just give them the counts. They take the
5 counts of all the businesses, including the college
6 there. They already have the counts from doing this,
7 so if they just take our counts and then they come back
8 and tell us what we can have and what we can't have,
9 they being the state.

10 Schucks Road down here in this area right
11 here, that's going to be county. But what you always
12 try to do as a designer or a planner, we always try to
13 minimize the number of entrances going out onto the
14 road. Hence, that's why we use that -- this entrance
15 up here, and they should, and probably what should be
16 done is we have lots of room here, not that campus
17 hills is going to be there all that time.

18 But it just makes more sense rather than
19 having this entrance up here and all these entrances up
20 here that everyone would use this or come down the
21 funnel and come out through that way, but here again
22 that takes two cooperating property owners.

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1 MR. VAN HOUTEN: Isn't that -- the entrance
2 to Schucks Road, that's that paved road that goes in
3 the middle of the corn field now?

4 UNIDENTIFIED MALE SPEAKER: Uh-huh.

5 MR. CAMPBELL: That's -- no, that's not --
6 you mean the road you're currently in?

7 MR. VAN HOUTEN: No, no, there's another --

8 MR. ENSOR: No, there's another one.

9 MR. VAN HOUTEN: There's a hard packed road
10 that goes --

11 MR. CAMPBELL: Yeah, it's broken up gravel.

12 MR. VAN HOUTEN: Yeah.

13 MR. CAMPBELL: Yeah. It's what we call a
14 farmland. It went back to a barn back.

15 MR. VAN HOUTEN: Oh, okay. And then it
16 swings around and comes up onto Churchville Road.
17 Where about is that?

18 MR. ENSOR: Right about where the entrance
19 is.

20 MR. VAN HOUTEN: Oh, right where the
21 entrance is?

22 MR. CAMPBELL: Uh-huh.

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1 MR. ENSOR: So it comes in here, swings
2 through.

3 MR. VAN HOUTEN: Oh, okay. Yeah.

4 MR. ENSOR: Comes out.

5 UNIDENTIFIED FEMALE SPEAKER: (Inaudible)?

6 MR. ENSOR: (Inaudible), yeah.

7 UNIDENTIFIED FEMALE SPEAKER: Uh-huh.

8 MR. CAMPBELL: Now, understand that we still
9 have to go to DAC on this plan, and the county should
10 notify you. If not it'll be posted. I have my card,
11 my business card. You can call us or call the county.
12 We'll gladly tell you when DAC is. And that's when you
13 actually hear actual concrete comments from the state
14 reviewing agencies at DAC. Here again DAC is
15 anticipated to be -- the date?

16 MS. WRIGHT: November 24th.

17 MR. CAMPBELL: I'm sorry?

18 MS. WRIGHT: November 24th.

19 MR. CAMPBELL: November 24th, and that is
20 9:00 a.m. on the second floor of --

21 MS. WRIGHT: If it's finished.

22 MR. CAMPBELL: If it's finished.

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1 MS. WRIGHT: Yeah, the conference room is
2 being redone.

3 MR. CAMPBELL: Redone.

4 UNIDENTIFIED MALE SPEAKER: And we're on the
5 first floor now.

6 UNIDENTIFIED MALE SPEAKER: That's permits
7 now, and actually --

8 UNIDENTIFIED MALE SPEAKER: The conference
9 room is (inaudible).

10 MR. CAMPBELL: Aren't they going to try to
11 put it down there?

12 UNIDENTIFIED MALE SPEAKER: Yeah.

13 UNIDENTIFIED MALE SPEAKER: Yep, that's what
14 they're doing.

15 MR. CAMPBELL: What Mr. Dullie (phonetic)
16 said?

17 MS. WRIGHT: Uh-huh.

18 UNIDENTIFIED MALE SPEAKER: November 18th.

19 MS. WRIGHT: November 18th, I apologize.

20 UNIDENTIFIED MALE SPEAKER: That's a
21 Wednesday.

22 MR. CAMPBELL: November 18th.

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1 UNIDENTIFIED FEMALE SPEAKER: I knew
2 something was wrong, it was the day before
3 Thanksgiving.

4 MR. CAMPBELL: Well, we had to submit the
5 plan 30 days in advance and we could submit tomorrow,
6 but the court stenographer won't have these comments
7 memorialized in hard form to submit with the plan, so
8 we will submit next Wednesday or two Wednesdays from
9 today, so tomorrow comes a month.

10 MR. SAYRE: How many different shops will
11 there be?

12 MR. CAMPBELL: Okay. In Harford County we
13 have what we call an ICSC, Integrated Community --
14 ICSC, Integrated Community Shopping Center, so for us
15 to do more than five different retail uses we would
16 have to go for a variance, and that's not your intent.

17 MR. SAYRE: Okay.

18 MR. CAMPBELL: So it wouldn't, you know --

19 MR. SAYRE: The maximum would be five.

20 MR. CAMPBELL: Five different uses. Okay.
21 So I couldn't have five retail stores. I couldn't have
22 five retail stores. Okay.

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1 MS. WRIGHT: What is the date?

2 MR. CAMPBELL: What's that now, what's
3 wrong?

4 MS. WRIGHT: I was verifying when we submit.

5 MR. ENSOR: November 18th.

6 MS. WRIGHT: Yes.

7 MR. CAMPBELL: November 18th, 9:00 a.m.

8 MS. WRIGHT: Uh-huh. I'm sure Doug will
9 tell us where.

10 MR. CAMPBELL: It'll be posted very plain.

11 MR. VAN HOUTEN: If this is approved and
12 goes through with that entrance onto Schucks Road --

13 MR. CAMPBELL: Uh-huh.

14 MR. VAN HOUTEN: -- what would happen with
15 the property there between that road and then the other
16 --

17 MR. CAMPBELL: You mean your entrance --

18 MR. VAN HOUTEN: Yes.

19 MR. CAMPBELL: -- that you're currently
20 using?

21 MR. VAN HOUTEN: Yeah.

22 MR. CAMPBELL: Okay. It's been my 40 years

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1 of experience the county will not do anything. It's an
2 existing entrance.

3 MR. VAN HOUTEN: No, I mean just that
4 property in between the two entrances. Would that just
5 be --

6 MR. CAMPBELL: You mean this area?

7 MR. VAN HOUTEN: Yes, that area there.

8 MR. CAMPBELL: Your landlord owns that.

9 MR. VAN HOUTEN: Oh, okay. So that -- so
10 this road goes right up to Conits property?

11 MR. CAMPBELL: That's correct, the back of
12 your property.

13 MR. VAN HOUTEN: All right.

14 MR. SAYRE: What's the width of that right
15 of way?

16 MR. CAMPBELL: I think it's 50 foot.

17 UNIDENTIFIED MALE SPEAKER: It looks like a
18 few lanes.

19 MR. ENSOR: Yeah, I think it's 30 because
20 our -- the drive aisle is 24.

21 MR. VAN HOUTEN: Okay.

22 MR. ENSOR: And there's a minimal amount of

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1 land in there. I will scale it just to see how close
2 we are. I think it's 30 -- 35.

3 MR. SAYRE: A 35-foot wide right of way.

4 MR. CAMPBELL: Yes, sir, in feet. It's not
5 right of way, in feet. Okay. Mike owns that.

6 MR. SAYRE: And that satisfies fire
7 requirements --

8 MR. ENSOR: The drive aisle is 24.

9 MR. SAYRE: -- for their turns and whatnot
10 to get in?

11 MR. CAMPBELL: Yeah, the radiuses, yeah,
12 they'll -- when we go to do the construction plans the
13 radiuses will have to be wide enough to allow for their
14 fire trucks and everything coming in.

15 MR. SAYRE: But if you don't own that
16 infield Schucks Road how do they make the radiuses?

17 MR. CAMPBELL: Well, the county does because
18 when they subdivided this portion up here, Richard and
19 Campus Hills Liquors, there was a 30-foot road
20 improvement right of way that's already been dedicated
21 to Harford County.

22 MR. VAN HOUTEN: So that -- there's a patch

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1 of wetlands there next to -- is that McShane's?

2 MR. CAMPBELL: Yeah, that's a stream that
3 runs down --

4 (There was a brief interruption in the
5 recording which began again as follows:)

6 MR. VAN HOUTEN: And is that on this
7 property, or --

8 MR. CAMPBELL: It's on both of them.

9 MR. VAN HOUTEN: Oh, it's on both, a little
10 bit on both. Okay.

11 MR. CAMPBELL: McShane's is this outline
12 right here.

13 MR. VAN HOUTEN: Oh, I see. Okay. Yep.

14 MR. CAMPBELL: That's their building.

15 MR. VAN HOUTEN: Uh-huh.

16 MR. CLAYPOOLE: So the county hasn't
17 approved your stormwater management yet, they haven't
18 even seen it?

19 MR. CAMPBELL: No, the county -- we -- what
20 we do is as you know a stormwater management is three
21 phases. You do your conceptual, your development and
22 then your final, so at the time of DAC I submitted my

1 conceptual stormwater management.

2 Now, it has been designed because what we
3 are doing is as opposed to the state putting all their
4 water quality across Mike's frontage what Mike has been
5 gracious enough to do is let's say okay, state, let's
6 turn it perpendicular to 22.

7 So the water quality ponds that would run
8 across the front are now right in this area here. Then
9 that will be in the easement donated to the state or --
10 I guess you'll donate it, won't you, Mike?

11 MR. LOZINAK: It's granted for the benefit.

12 MR. CAMPBELL: Granted for the benefit.

13 That just makes more sense because what we can do there
14 is the county -- you know, as opposed to when the state
15 did it this way the wet -- you always want to put your
16 water quality closest to the wetlands.

17 And here we can do submerged gravel
18 wetlands, which is a more intensive quality filtering
19 type facility. We talked to the state about this and
20 they're all enthused about what we're doing, so --
21 meaning it helps them out.

22 MR. SAYRE: Where is the septic system?

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1 MR. CAMPBELL: The septic system is back in
2 here, this kind of triangular piece, and here again we
3 won't -- you know, here again there are limits on what
4 we can put there as far as septic, as you know.

5 So what happens is once the use is
6 determined the Maryland Department of Environment and
7 the Harford County Health Department give me what the
8 discharge rate would be, and then I have to put the
9 trenches there, and if I run out of room for trenches
10 then we run out of room.

11 So that's why the key to profitability here
12 in this particular area or anything outside Harford
13 County sewer is to take non-high water users and not
14 put them on your site, like banquet halls or anything
15 of that nature, any type of food service, because I
16 believe your McDonald's eats up -- your McDonald's has
17 about the same area that this lot has so that shows you
18 how --

19 MR. LOZINAK: Uh-huh.

20 MR. CAMPBELL: So if you were to put a fast
21 food there all that -- how many acres is this total
22 site?

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1 MR. ENSOR: Nine.

2 MR. CAMPBELL: It's nine acres, so we would
3 probably be able to put one fast food there and that's
4 it.

5 MR. LOZINAK: Which we won't.

6 MR. CAMPBELL: What now?

7 MR. LOZINAK: Which we won't.

8 (Laughter.)

9 MR. CAMPBELL: But I think -- you know, I
10 think what we need to do is start looking, especially
11 in this corridor, is trying to -- I don't know, how do
12 I want to put it, the gateway to Harford Community
13 College or Harford needs to be kind of gussied up, so
14 to speak. We need --

15 UNIDENTIFIED FEMALE SPEAKER: Absolutely.

16 MR. CAMPBELL: It would be nice to have --
17 and I've talked to the state about this. Their idea of
18 gussying up is planting trees. My idea is coming up
19 with more islands and more channeled roadways there --

20 UNIDENTIFIED FEMALE SPEAKER: Uh-huh.

21 MR. CAMPBELL: -- because your campus is how
22 big now?

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1 MR. CLAYPOOLE: Well, are you talking both
2 sides of the road, 200 and some acres.

3 MR. CAMPBELL: And what have you developed,
4 25 percent of this probably, 30?

5 MR. CLAYPOOLE: Yeah, probably.

6 MR. CAMPBELL: Okay. So, I mean, there's
7 that, and what I tried to tell the state in my
8 conversation was hopefully you design this intersection
9 for future improvements, whatever happens at the
10 college, so as always, you know, the state's going to
11 do whatever they see fit.

12 The other thing the state was, which it has
13 nothing to do with our site but it adds to the whole
14 traffic of this intersection here, is they're also
15 looking at timing the lights here at Prospect Mill and
16 Schucks Road to get more people through because as you
17 know in the morning the stacking backs up so much that
18 even if you are going -- trying to go southbound off
19 Prospect Mill to do that southbound left onto 22 many
20 times you sit through a couple of signals, so that's
21 why they're widening that area, to be able to get the
22 storage things there.

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1 MR. VAN HOUTEN: Oh, that reminds me. We
2 get an awful lot of cutters, line cutters through our
3 property. Have you taken that into consideration?

4 MS. WRIGHT: Not when the police sit there
5 now.

6 MR. VAN HOUTEN: What's that?

7 MS. WRIGHT: Not when the police sit there
8 now every morning.

9 MR. VAN HOUTEN: Oh, have they been there?

10 MS. WRIGHT: Yeah.

11 MR. VAN HOUTEN: I haven't seen them this
12 year once.

13 MS. EISSINGER: We're there every morning
14 and there's never police.

15 MR. VAN HOUTEN: There was once or twice
16 last year. They were right on our lane.

17 MS. WRIGHT: I know several people that have
18 gotten tickets right there --

19 MR. VAN HOUTEN: Have they?

20 MS. WRIGHT: -- from doing that.

21 MR. VAN HOUTEN: Yeah.

22 MR. CAMPBELL: She lives right down the road

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1 about half a mile on Schucks Road.

2 MS. WRIGHT: Yeah.

3 MR. CAMPBELL: But here again, you know --

4 MS. EISSINGER: It's a bit more complicated
5 to drive through that parking lot to cut through to cut
6 off the light, whereas it's a lot easier now to go
7 through Campus Liquor to cut off the light.

8 MR. CAMPBELL: So what we need -- what needs
9 to be done is privately make it a little bit more
10 convoluted.

11 MR. VAN HOUTEN: Right.

12 MR. CAMPBELL: Put in some kind of traffic
13 calming devices which would either be a road or a speed
14 bump, but people are going to be people.

15 MR. VAN HOUTEN: Yeah, there's a couple of
16 hours on each side of the day when it's almost a solid
17 steady stream of traffic coming through, and you
18 wouldn't mind it so much if they went at a reasonable
19 speed, but they come through just --

20 MR. CAMPBELL: That's why we try to put the
21 (inaudible).

22 MR. VAN HOUTEN: Yeah, yeah, yeah.

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1 MS. EISSINGER: Yeah, it makes it a little
2 more complicated.

3 MR. VAN HOUTEN: It actually surprises me
4 that more people don't know that that road goes through
5 the corn field and use that as the cut-through.

6 UNIDENTIFIED MALE SPEAKER: There's so many
7 potholes.

8 MR. VAN HOUTEN: Oh, is there?

9 UNIDENTIFIED MALE SPEAKER: (Inaudible).

10 UNIDENTIFIED FEMALE SPEAKER: Go for it.

11 UNIDENTIFIED MALE SPEAKER: They can't get
12 their speed up.

13 MR. VAN HOUTEN: Yeah.

14 MR. CAMPBELL: Anymore questions or
15 anything? I would like to repeat one more time DAC is
16 scheduled for?

17 MS. WRIGHT: November the 18th.

18 MR. CAMPBELL: I'm sorry? Say it loud.

19 MS. WRIGHT: November the 18th.

20 MR. CAMPBELL: November 18th, 9:00 a.m. at
21 220 South Main, which is the Harford County Government
22 Administration Office, and if the county gets the

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1 conference room done on the first floor we'll be there,
2 or we'll be on the second floor, so --

3 MR. MCAULIFFE: You won't be on the second
4 floor. If you haven't been up there lately it's a
5 mess.

6 MS. WRIGHT: Actually, they are -- actually
7 (inaudible) at the end of this week.

8 MR. MCAULIFFE: Yeah.

9 MS. WRIGHT: Carpet down --

10 MR. CAMPBELL: It was the asbestos that
11 killed them.

12 MS. WRIGHT: Yeah. Carpet down, paint,
13 everything getting done today.

14 MR. MCAULIFFE: Yeah.

15 MR. CAMPBELL: Do you work for Harford
16 County?

17 MR. MCAULIFFE: Yeah.

18 MR. CAMPBELL: Whereabouts?

19 MR. MCAULIFFE: Construction management. I
20 work for Tom Pistel.

21 UNIDENTIFIED MALE SPEAKER: I need something
22 done.

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1 MR. CAMPBELL: Anymore questions? If not, I
2 hope to see everyone at DAC then. Thank you so much
3 for coming out.

4 MS. WRIGHT: Thank you.

5 UNIDENTIFIED MALE SPEAKER: Thanks.

6 MS. EISSINGER: Thank you.

7 (The meeting was concluded.)
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CERTIFICATE OF TRANSCRIBER

I, Bonnie K. Panek, do hereby certify that
the foregoing transcript is a true and correct record
of the recorded proceedings; that said proceedings were
transcribed to the best of my ability from the audio
recording as provided; and that I am neither counsel
for, related to, nor employed by any of the parties to
this case and have no interest, financial or otherwise,
in its outcome.

Bonnie K. Panek

BONNIE K. PANEK

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